

2
3
4 ORDINANCE

116973

5 AN ORDINANCE relating to historic preservation, imposing controls
6 upon the Rainier Cold Storage and Ice/Seattle Brewing and
7 Malting Company Building, a Landmark designated by the
8 Landmarks Preservation Board under Chapter 25.12 of the
Seattle Municipal Code (Ordinance 106348), and adding it and
its site to the Table of Historical Landmarks contained in
Chapter 25.32 of the Seattle Municipal Code.

9 WHEREAS, the Landmarks Ordinance, Chapter 25.12 of the Seattle
10 Municipal Code (SMC), establishes a procedure for the
11 designation and preservation of structures and areas having
historical, cultural, architectural, engineering or
geographic importance; and

12 WHEREAS, The Landmarks Preservation Board after a public hearing
13 on March 15, 1989, voted to approve the nomination of the
14 Rainier Cold Storage and Ice/Seattle Brewing and Malting
Company Building at 6000-6004 Airport Way South in Seattle as
a landmark under SMC Chapter 25.12; and

15 WHEREAS, after a public hearing on April 19, 1989, the Board voted
16 to approve the designation of the Rainier Cold Storage and
Ice/Seattle Brewing and Malting Company Building as a
landmark under SMC Chapter 25.12; and

17 WHEREAS, on August 5, 1992, the Board and the owners of the
18 designated property agreed to controls and incentives; and

19 WHEREAS, the Board recommends to the City Council approval of
20 controls and incentives; Now, Therefore,

21 BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

22 Section 1. DESIGNATION. That the designation by the
23 Landmarks Preservation Board of the Rainier Cold Storage and
24 Ice/Seattle Brewing and Malting Company Building and its site,
25 more particularly described on Exhibit A hereto, as a landmark
26 based upon satisfaction of the following criteria of SMC Section
25.12.350:

- 27 1) It is associated in a significant way with a
28 significant aspect of the cultural, political, or
29 economic heritage of the community, City, state or
30 nation;
31 2) It embodies the distinctive visible characteristics
32 of an architectural style, or period, or of a
33 method of construction; and
3) Because of its prominence of spatial location,
contrasts of siting, age, or scale, it is an easily
identifiable visual feature of its neighborhood or
the City and contributes to the distinctive quality
or identity of such neighborhood or the City.

1 is hereby acknowledged, and the Rainier Cold Storage and
2 Ice/Seattle Brewing and Malting Company Building and its site are
3 hereby declared a landmark.

4 Section 2. CONTROLS. The following controls are hereby
5 imposed on the features and characteristics of the Rainier Cold
6 Storage and Ice/Seattle Brewing and Malting Company Building, and
7 its site that were designated by the Board for preservation:

8 A. Except as provided in subsection 2.B and 2.C below,
9 a Certificate of Approval must be obtained from the
10 Landmarks Preservation Board pursuant to SMC
11 25.12.670 et seq., or the time for denying an
12 application for a Certificate of Approval must have
13 expired, before the owners may make alterations or
14 significant changes to:

15 1. The entire exterior of the buildings,
16 **excluding:**

17 (a) the postwar addition to the
18 east side of the General Offices
19 building, (b) the metal addition at
20 the northernmost end of the
21 property, and (c) the fruit packing
22 facility on southeast end of the
23 property;

24 2. The interior of the main hall of the
25 General Office Building and those
26 elements of the mezzanine/balcony which
27 are visible from the main hall; and

28 3. The site, with regard to new
29 construction.

30 B. For the designated areas of the building and site
31 visible from Airport Way South, the addition or for
32 the elimination of ducts, conduits, HVAC vents,
33 grilles, fire escapes, pipes and other similar
utility or mechanical elements necessary to the
normal operation of the building may be approved by
the Historic Preservation Officer without the need
for further action by the Board if the Historic
Preservation Officer determined, upon examination
of submitted plans and specifications, that such

1 alterations are consistent with the purposes of the
2 Landmarks Preservation Ordinance. If the Historic
3 Preservation Officer disapproves such alterations,
4 the owners may submit revised plans and
5 specifications to the Historic Preservation Officer
6 or may apply to the Board for a Certificate of
7 Approval for the alterations.

8 C. No Certificate of Approval shall be required, and
9 any changes may be permitted without further
10 review, for the following:

- 11 1. The repairing and/or reconfiguration of
12 the existing parking lots and driveways
and associated landscaping.
- 13 2. Change(s) in roofing material provided
14 that the height and volume of the
buildings are not altered.
- 15 3. For areas of the building and site not
16 visible from Airport Way South, the
addition or elimination of ducts,
17 conduits, HVAC vents, grilles, fire
escapes, pipes and other similar wiring
18 or mechanical elements necessary for the
normal operation of the building.
- 19 4. In-kind maintenance of or repairs to any
20 of the designated features.

21 Section 3. INCENTIVES.

- 22 A. Economic incentives may be made available as set
23 forth in the Controls and Incentives Agreement
24 between the Owner and the Board, and as they may
25 become available in the future.
- 26 B. SMC Titles 23 and 24 provide for special exceptions
27 which may be available for uses not normally
28 permitted in a particular zoning classification by
29 means of an administrative conditional use.

30 Section 4. Enforcement of this Ordinance and penalties for
31 its violation shall be as provided in Section 25.12.910 of the
32 Seattle Municipal Code.

33 Section 5. Rainier Cold Storage and Ice/Seattle Brewing and
Malting Company Building and its site are hereby added to the

1 Table of Historical Landmarks contained in Chapter 25.32 of the
2 Seattle Municipal Code.

3 Section 6. The City Clerk is hereby directed to record this
4 ordinance with the King County Director of Records and Elections,
5 deliver two copies to the City Historic Preservation Officer,
6 Arctic Building, and deliver one copy to the Director of the
7 Department of Construction and Land Use.

8 Section 7. This ordinance shall take effect and be in force
9 thirty days from and after its passage and approval, if approved
10 by the Mayor; otherwise it shall take effect at the time it shall
11 become a law under the provisions of the City Charter.

12 Passed by the City Council the 13 day of December,
13 1992, and signed by me in open session in authentication of its
14 passage this 13 day of December, 1993.

15
16 Geo. G. Benson
17 President of the City Council

18 Approved by me this 17 day of December, 1993.

19 Norman E. Rice
20 Norman E. Rice, Mayor

21 Filed this 20 day of December, 1993.

22 (SEAL)

23 Published _____

24 By

Margaret Carter
25 Deputy Clerk
26
27
28
29
30
31
32
33